

# *The Residences at 21 Crown*

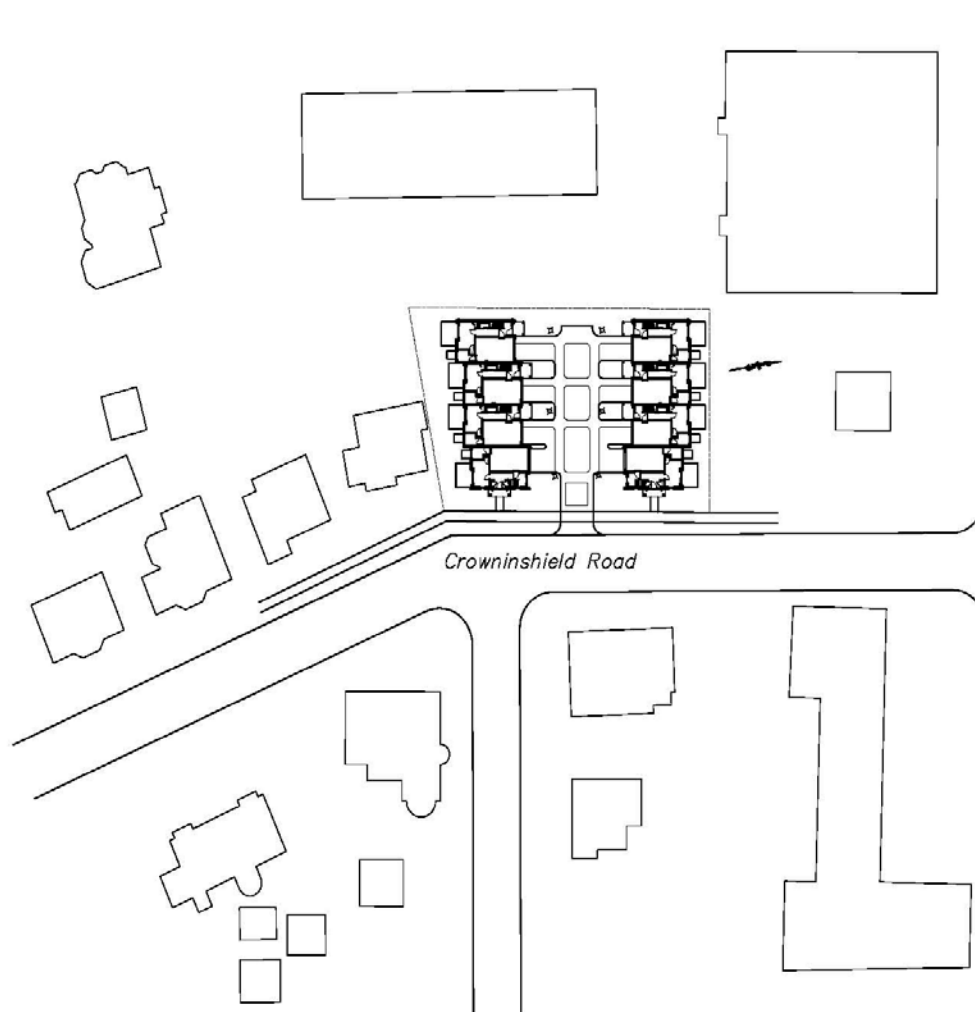
21 Crowninshield Road  
Brookline, MA



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## Neighborhood Context

**Crowninshield Road**  
Brookline, MA      February 17, 2016

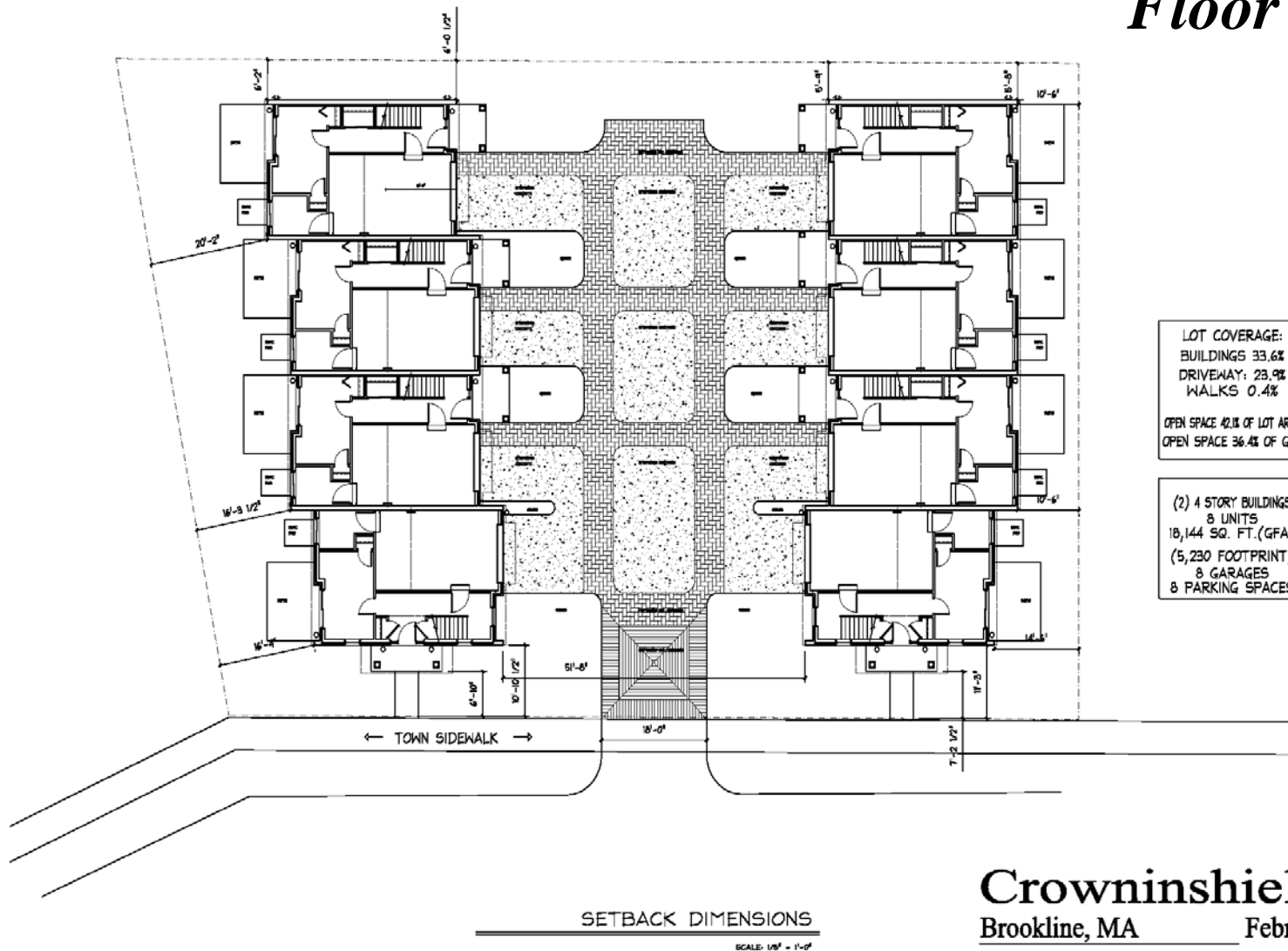
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JANUARY 1980, 1981.

**Sheet A-1**

# Ground Floor Plan



LOT COVERAGE:  
BUILDINGS 33.6%  
DRIVEWAY: 23.9%  
WALKS 0.4%  
  
OPEN SPACE 42.1% OF LOT AREA  
OPEN SPACE 36.4% OF GFA

(2) 4 STORY BUILDINGS  
8 UNITS  
18,144 SQ. FT. (GFA)  
(5,230 FOOTPRINT)  
8 GARAGES  
8 PARKING SPACES

**Crowninshield Road**  
Brookline, MA February 17, 2016

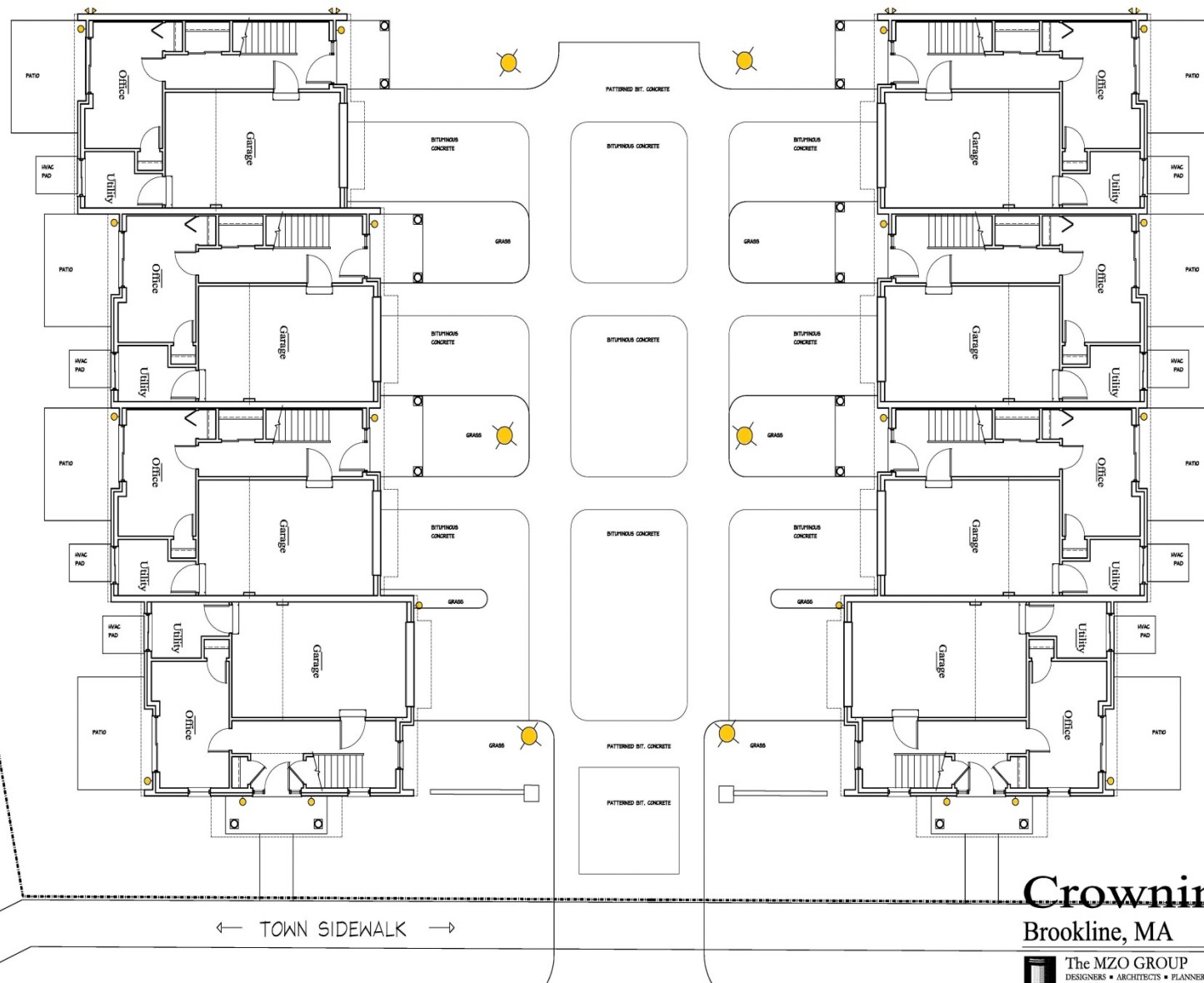
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# Lighting Plan



LOT COVERAGE:  
BUILDINGS 33.6%  
DRIVEWAY: 23.9%  
WALKS 0.4%

OPEN SPACE 42.1% OF LOT AREA  
OPEN SPACE 36.4% OF GFA

(2) 4 STORY BUILDINGS  
8 UNITS  
18,144 SQ. FT. (GFA)  
(5,230 FOOTPRINT)  
8 GARAGES  
8 PARKING SPACES

## Crowninshield Road

Brookline, MA

February 17, 2016



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# Sheet A-4

GROUND FLOOR AND OUTDOOR LIGHTING PLAN

SCALE: 3/16" = 1'-0"



# Post and Wall Mounted Lanterns

12/14/2015

82240-780, One Light Outdoor Post Lantern, Buried Iron

LOG IN MY LIST COMPARE Search



NEW INTRODUCTIONS PRODUCTS GALLERY INDOOR LIGHTING OUTDOOR LIGHTING

## CAPE MAY COLLECTION

### ONE LIGHT OUTDOOR POST LANTERN

BURIED IRON FINISH  
ETCHED-HAMMERED WITH LIGHT AMBER GLASS

The Cape May outdoor lighting collection by Sea Gull Lighting is a regal, traditionally styled lantern collection. Design elements include leaf ornamentation on the back plate and final arms as well as the beautiful cast-iron color of the Buried Iron finish and Etched Hammered glass with Light Amber Tint to offer a warm glow. The collection includes a small one-light outdoor wall lantern (available in a Dark Sea Gull version too), a medium one-light outdoor wall lantern, a large one-light outdoor wall lantern, an extra-large one-light outdoor wall lantern, a one-light outdoor post lantern, a one-light outdoor pendant, and a one-light ceiling flush mount. Both incandescent lamping and ENERGY STAR-qualified fluorescent lamping are available, and most of these fixtures easily convert to LED by purchasing LED replacement lamps sold separately.

PRODUCT #: 82240-780  
MSRP: \$302.26  
DIMENSIONS: 18" H" x 23"  
LAMPING: 1 Medium 4" x 100w Max.  
OPTIONAL LAMPING: 120w LED Medium A19 or  
120w LED Medium A19 3.5w  
Available in Fluorescent  
LISTINGS: Safety Listed for Wet Locations  
WARRANTY: Safety Listed for Wet Locations  
3 Year Warranty

LED COMPARISON

WET RATED



BUY LOCAL BUY ONLINE ADD TO CART

## SHARE

Share Print Add to Cart

## DETAILS

\* Supplied with 6.5' of wiring

## NEED PARTS?

BULBS: 975385  
975386  
975387  
975388  
GLASS: 0581514-001

## DOWNLOADS

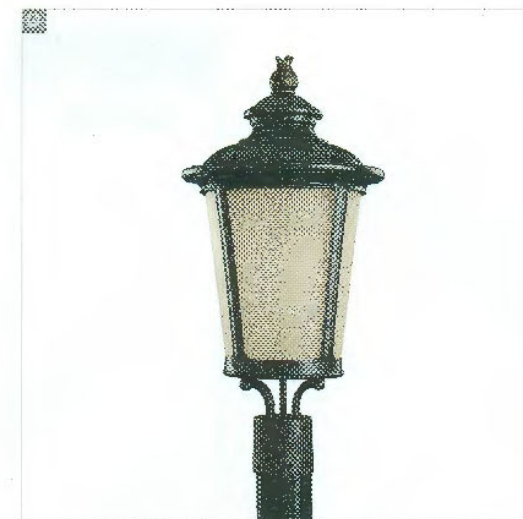
ALL IMAGES

SPEC SHEET

PRINT EMBUS

INSTALLING

VIEW HTML SPEC SHEET VIEW PRODUCT A 2014 CATALOG



POST FIXTURE

FRONT WALL FIXTURE



SHOWN: CAPE MAY COLLECTION ONE LIGHT OUTDOOR WALL LANTERN

See More Cape May Collection

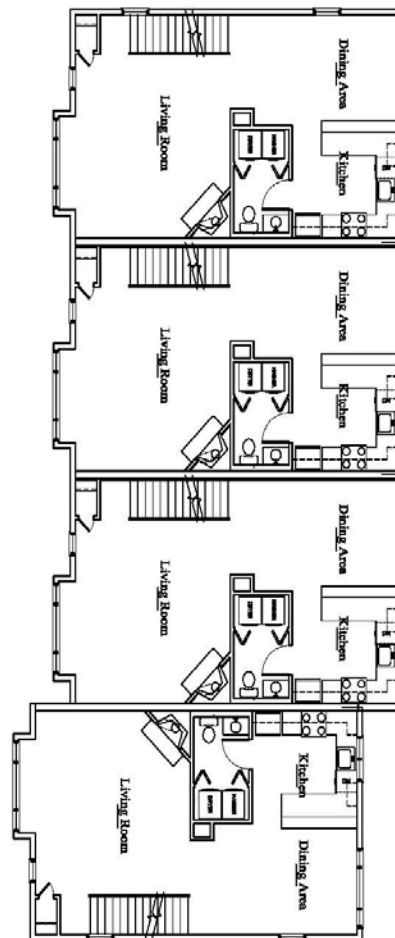
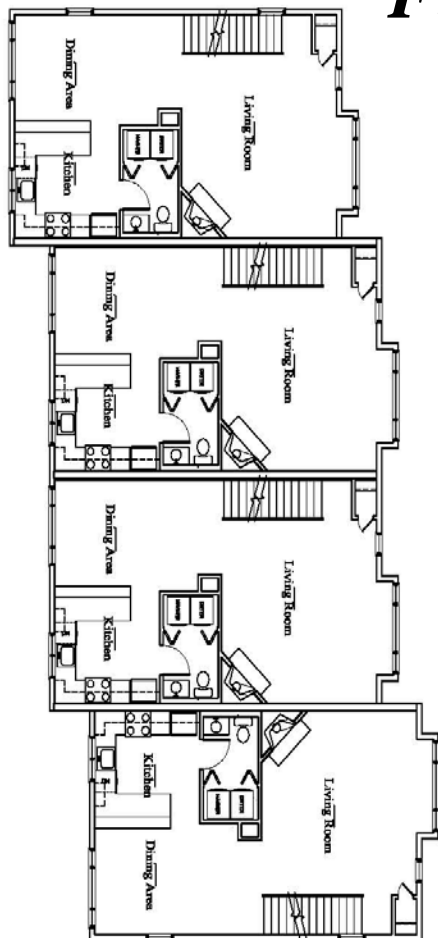
Download Image

WHERE TO BUY CUSTOMER SERVICE TOOLS & DOWNLOADS

http://www.seagullighting.com/82240-780.html

1/1

# First Floor Plan



FIRST FLOOR PLANS

SCALE 3/8" = 1'-0"

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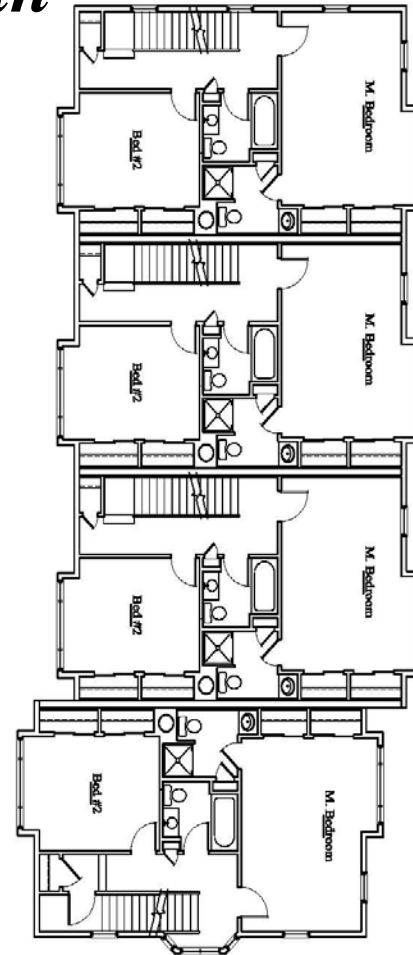
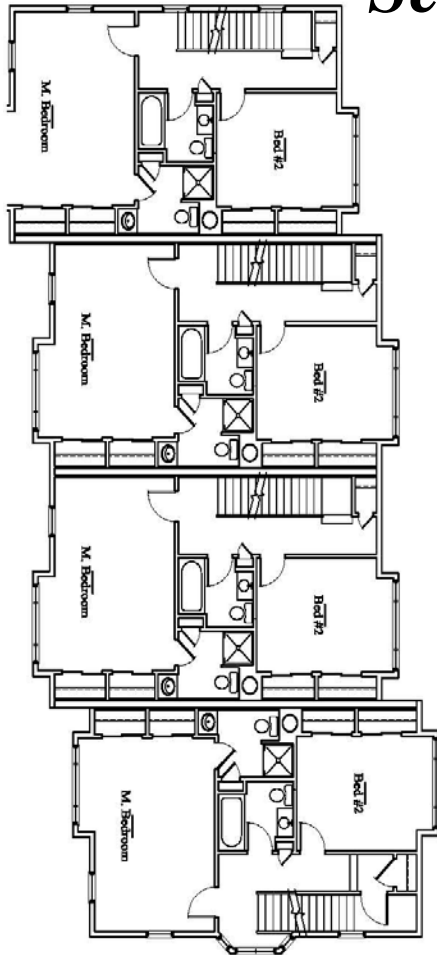
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# Second Floor Plan



SECOND FLOOR PLANS

SCALE 3/8" = 1'-0"

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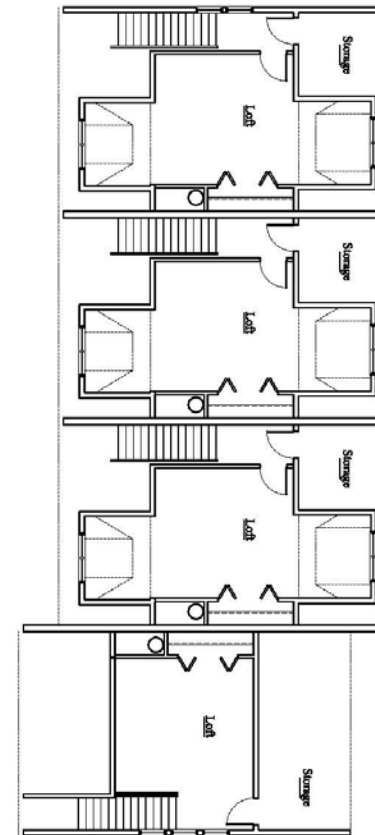
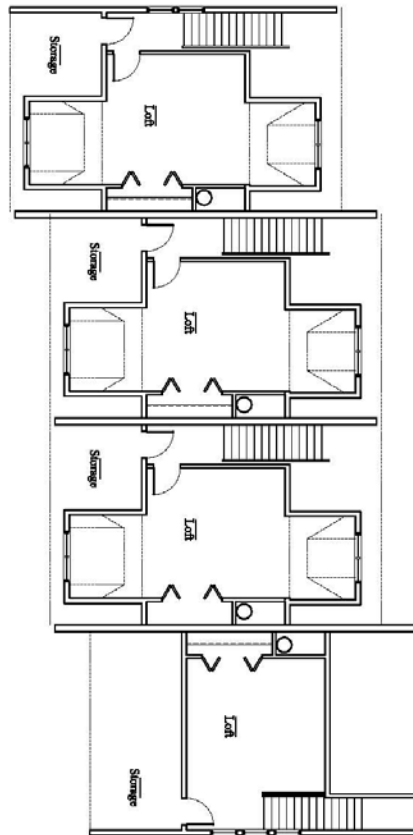
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# Loft Plan



LOFT PLANS

SCALE 3/16" = 1'-0"

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**Sheet A-7**

5813



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## *Street Facade*



FRONT ELEVATION

SCALE 3/16" = 1'-0"

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# *Elevation Features*



- *Residential Scaled entry porch*
- *Colonial Revival Window Muntin Layouts*
- *Brick base, clapboard middle and clapboard dormers.*
- *Windows scaled to traditional proportions*
- *Stairway window, bay window, gables and dormer elements done in a traditional architectural style.*
- *Top story is relieved by gables and dormers.*



# Right Side of Courtyard



RIGHT SIDE OF DRIVEWAY ELEVATION

SCALE 5/8" = 1'-0"

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# Left Side of Courtyard



LEFT SIDE OF DRIVEWAY ELEVATION

SCALE 5/8" = 1'-0"

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# Commonwealth Ave Elevation



COMMONWEALTH AVE. ELEVATION

SCALE 3/8" = 1'-0"

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# *Elevation Facing 25 Crowninshield Rd.*



ELEVATION FACING 25 CROWNINSHIELD RD.

SCALE 3/8" = 1'-0"

**Crowninshield Road**  
Brookline, MA February 17, 2016

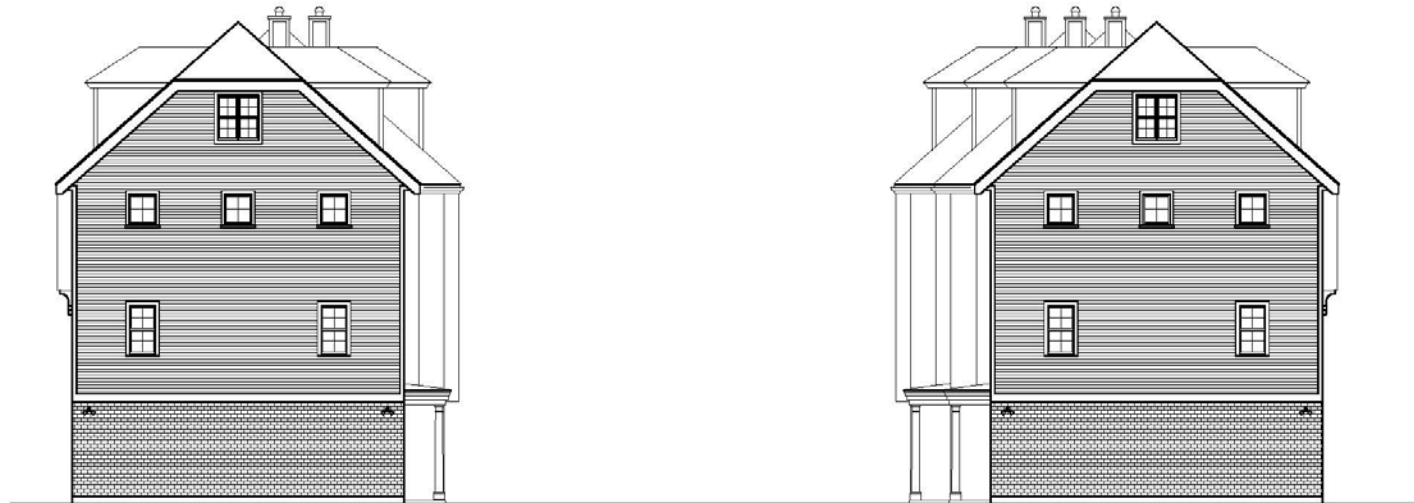
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**Sheet A-11a**

# Back Elevation



BACK ELEVATION

SCALE 3/16" = 1'-0"

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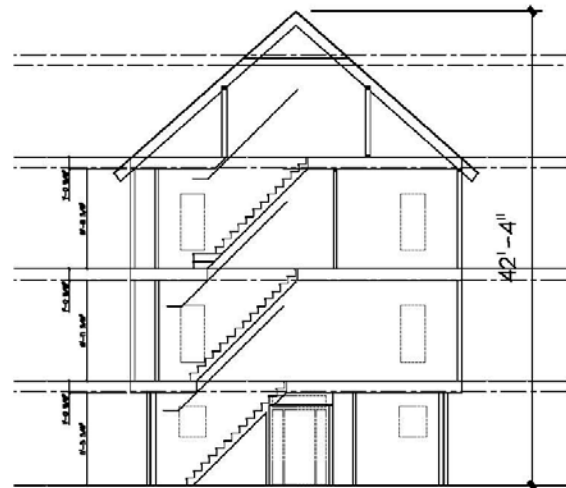
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**Sheet A-12**

# Cross Section



CROSS SECTION "A"

SCALE 5/8" = 1'-0"

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**Sheet A-13**

*Neighboring Home*



# Neighborhood View



FRONT ELEVATION

SCALE 1/8" = 1'-0"

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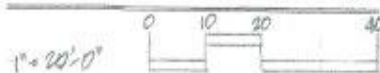
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# Landscape Plan



LANDSCAPE PLAN



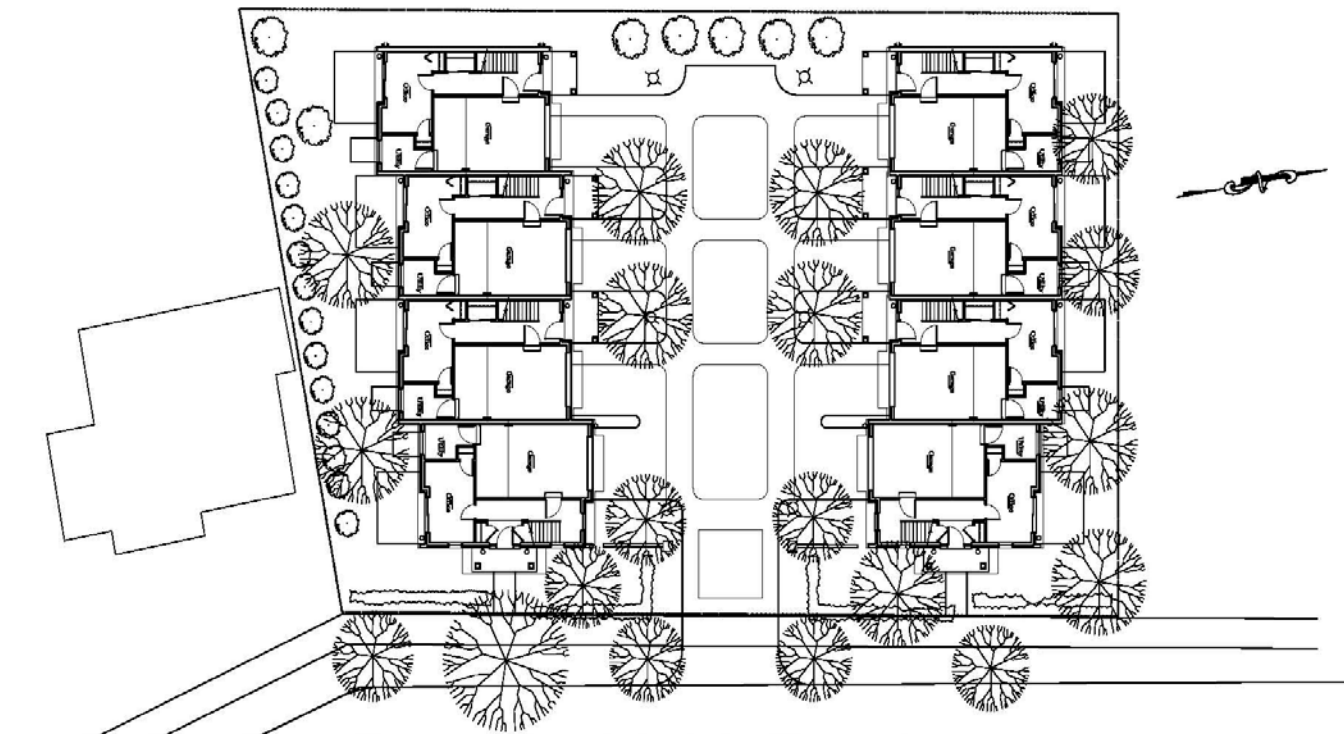
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**Sheet L-1**

## Major Trees



Crowninshield Road

## MAJOR TREES

SCALE: 1/10" = 1'-0"

# Crowninshield Road

Brookline, MA

February 17, 2016

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# Fencing Types



SCREEN FENCE ALONG PROPERTY LINES

View thumbnail images  
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^ top ^ < Prev 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 Next >

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FENCE BETWEEN PATIOS

# Textured Paving



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## Pitlik & Wick Streetprint Jobs

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# Shade Trees



Red Sunset Maple 2"

RED SUNSET MAPLES  
10' TALL INSTALLED



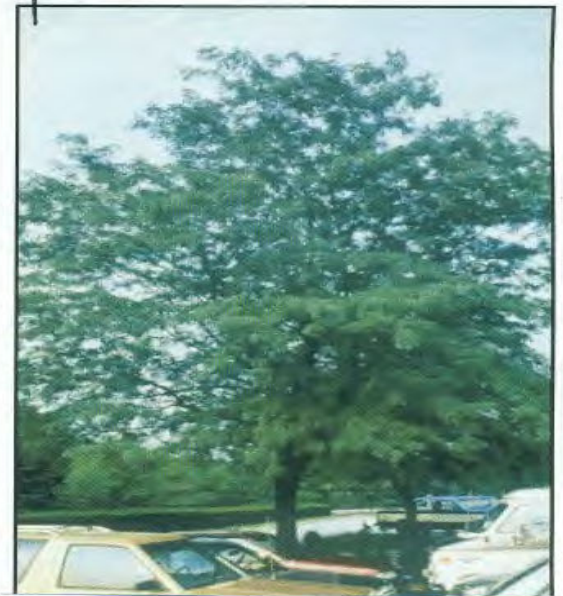
RED SUNSET MAPLES  
± 20' HEIGHT @ ± 10 YEARS



ARBUTUS PEAR TREES  
ALONG CROWNINSHIELD RD  
± 20' HEIGHT @ ± 10 YEARS

PROPOSED SHADE TREES

HONEYLOCUST TREES  
IN COURTYARD (4 REQUIRED)  
± 25' HEIGHT @ ± 15 YEARS



# Ornamental Trees

## PROPOSED ORNAMENTAL TREES



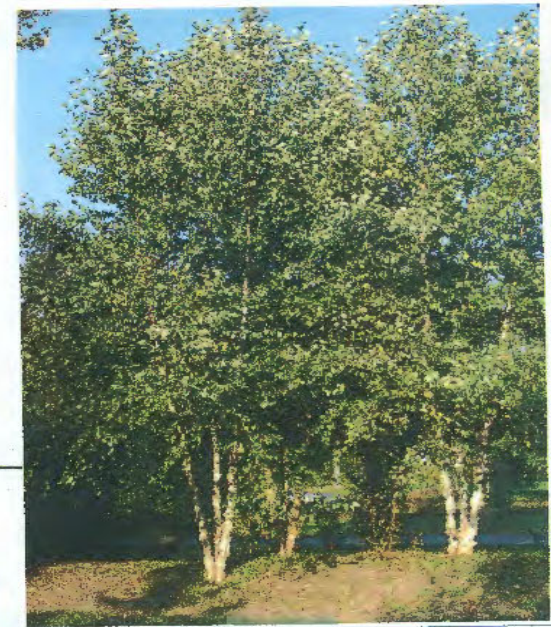
OKAME CHERRY  
15' HEIGHT @ ± 10 YEARS

HERITAGE BIRCH  
20' HEIGHT @ ± 10 YEARS



Cornus kousa 'Milky Way'

KOUSA DOGWOOD  
10' INSTALLED HEIGHT





# Screen Plants



8'-0" INSTALLED HEIGHT  
20' HEIGHT @ ± 10 YEARS

'GREEN GIANT' ARBORVITAE  
ALONG FENCES



## PROPOSED SCREEN PLANTS

NORWAY SPRUCE  
SCREEN PLANTING  
8'-0" INSTALLED HEIGHT



25' HEIGHT @ ± 10 YEARS





# Hedges and Foundation Plantings



LOW PRIVET HEDGE TO  
MATCH NEIGHBORHOOD

PHODODENDRON  
SPECIES



YEW SPECIES



AZALEA SPECIES



EMERALD  
GREEN  
ARBORVITAE



HOLLY/BOXWOOD SPECIES

PROPOSED  
EVERGREEN FOUNDATION

## *Trash & Recycling*

- *Barrels and recycle bins/liners provided by owner*
- *Every unit has a barrel in respective garage*
- *Trash/recycling picked up weekly from the property by owner*
- *Large items will be disposed of by owner upon request*
- *Trash vehicles will not park on public streets*
- *Service vehicles will not park on public streets*

## *Snow, Salt and Sand*

- *Handled privately*
- *Will be handled with loaders and plows as necessary*





# Postal Addresses

